

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 13, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District
Ilryong Moon, Commissioner At-Large

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy sadly announced that prominent land use attorney Michael Giguere, Esquire, with McGuire, Woods LLP, a frequent participant in Planning Commission meetings, had suffered a severe heart attack and was currently in the intensive care unit at Fairfax Hospital. On behalf of the Commission, Chairman Murphy sent prayers to the family and wished Mike a speedy recovery.

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Commissioner Smyth, as the newly-elected Chairman of the Policy and Procedures Committee, announced that the Committee had had its first meeting earlier tonight and had reviewed the proposed Zoning Ordinance Amendment Work Program for 2002. She said that the Committee **RECOMMENDED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THIS ZONING ORDINANCE AMENDMENT WORK PROGRAM.**

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

Commissioner Smyth announced that the next meeting of the Policy and Procedures Committee was scheduled for Wednesday, March 20, 2002 at 7:30 p.m. in the Board Conference Room.

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Commissioner Byers announced that the Housing Committee, joint with the members of the Redevelopment and Housing Authority, would meet on Wednesday, February 20, 2002 at 7:30 p.m. in the Board Conference. He reminded everyone that the public was invited to attend.

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Commissioner DuBois referred to tonight's decision only on 2232-D01-23, Sprint PCS, and MOVED THAT WE (FURTHER) DEFER DECISION ON THAT TO A DATE CERTAIN OF MARCH 7, 2002.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Harsel and Moon absent from the meeting.

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FS-D01-66 - SPRINT PCS - DAAR at Idylwood Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SPRINT PCS FOR THE EXISTING ELECTRICAL POWER TRANSMISSION POLE LOCATED ON THE DULLES ACCESS ROAD AT IDYLWOOD ROAD, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Harsel and Moon absent from the meeting.

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SEA-81-C-051-2 - VERIZON VIRGINIA INC.

2232-Y01-34 - VERIZON VIRGINIA INC. (Decision Only)

(The public hearing on these applications was held on January 23, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-Y01-34 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED BY SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-81-C-051-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 13, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY BOUNDARY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

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Commissioner Murphy, to allow more time to resolve outstanding transportation issues, MOVED THAT THE PLANNING COMMISSION (FURTHER) DEFER SE-01-S-028, GESHER JEWISH DAY SCHOOL, FOR A PUBLIC HEARING ON APRIL 25, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

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Commissioner Kelso, to allow more time for negotiations between the applicant, staff and citizens, MOVED THAT DECISION ONLY ON RZ-2000-LE-023, TAVARES CONCRETE CO., BE (FURTHER) DEFERRED TO A DATE CERTAIN OF FEBRUARY 21, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

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#9044-SP-05 - DULLES INTERNATIONAL AUTO PARK (Sully District)

Commissioner Koch MOVED THAT WE RECOMMEND THAT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES OR

HIS DESIGNEE APPROVE THE SITE PLAN FOR THE DULLES INTERNATIONAL AUTO PARK FORD DEALERSHIP IN ACCORDANCE WITH NORMAL PROCEDURES.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda:

1. 2232-Y01-21 - NEXTEL COMMUNICATIONS
FDPA-78-C-118-12 - NEXTEL COMMUNICATIONS
2. 2232-M01-16 - AT&T WIRELESS
SE-01-M-038 - AT&T WIRELESS
3. SE-01-M-036 - PINECREST SCHOOL INC.

This order was accepted without objection.

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2232-Y01-21 - NEXTEL COMMUNICATIONS - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit additional telecommunication facilities on property located on the E. side of the Fairfax County Pkwy., approx. 250 ft. N. of its intersection w/Franklin Farm Rd. on approx. 8.91 ac. zoned PDH-2 & WS. Tax Map 35-1((4))(19)C2. (Concurrent w/ FDPA-78-C-118-12.)

FDPA-78-C-118-12 - NEXTEL COMMUNICATIONS - Appl. to amend the final development plan for RZ-78-C-118 to permit additional telecommunication facilities on property located on the E. side of the Fairfax County Pkwy., approx. 250 ft. N. of its intersection w/Franklin Farm Rd. on approx. 8.91 ac. zoned PDH-2 & WS. Tax Map 35-1((4)) (19)C2. (Concurrent w/2232-Y01-21.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Terrence Cooke, Esquire, with Cole, Raywid and Braverman, LLP, reaffirmed the affidavit dated January 17, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Mr. Cooke explained that the proposed telecommunications facility would be located on an existing tree-like monopole. He added that the equipment compound at the base of the pole would be expanded somewhat and the existing board-on-board fence would be enlarged to accommodate Nextel's equipment shelter. He noted that no existing trees would be disturbed and that the site was well screened, even in winter. Mr. Cooke pointed out that both the Sully District Council and the Franklin Farm Foundation supported the applications.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-Y01-21 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioners Harsel and Moon absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-78-C-118-12, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 11, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioners Harsel and Moon absent from the meeting.

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2232-M01-16 - AT&T WIRELESS - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility (monopole) on property located at 7212 Early St. on approx. 2.47 ac. zoned R-3. Tax Map 60-3((24))9B. (Concurrent w/SE-01-M-038.)

SE-01-M-038 - AT&T WIRELESS - Appl. under Sect. 3-304 of the Zoning Ord. to permit a telecommunications facility (monopole) on property located at 7212 Early St. on approx. 2.47 ac. zoned R-3. Tax Map 60-3((24))9B. (Concurrent w/2232-M01-16.) MASON DISTRICT. JOINT PUBLIC HEARING.

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Terrence Cooke, Esquire, with Cole, Raywid and Braverman, LLP, reaffirmed the affidavit dated January 22, 2002. There were no disclosures by Commission members.

Mr. Francis Burnszynski, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report for SE-01-M-038, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. David Jillson, Planning Division, DPZ, presented the staff report for 2232-M01-16, a copy of which is in the date file. He noted that staff recommended approval of the application.

Commissioner Wilson noted that the revised affidavit indicated that the Government of Japan was a shareholder of AT&T Wireless. In response to her inquiry as to whether there was any prohibition against a foreign government holding an interest in an American telecommunications firm, Ms. Kristen Abrahamson, ZED, DPZ, said she would refer that question to the County Attorney.

In response to questions from Commissioner Smyth, Mr. Jillson stated that the existing monopole was located in a typical Eastern deciduous hardwood forest.

Mr. Cooke presented a sworn affidavit from Oakleigh J. Thorne, of Thorne Consultants, Inc., a firm specializing in real estate valuation, dated February 5, 2002, in which Mr. Thorne stated, in his professional opinion, the proposed facility at the Broyhill Crest Swim Club would not have a negative impact on property values. (The original affidavit, with notary seal, is in the date file.) He noted that an archeological survey performed at the site by Tetra Tech, Inc., dated February 11, 2002, at the request of the Fairfax County Park Authority, had concluded that the site did not contain evidence of past occupation by Native Americans. He submitted a compilation of photo simulations depicting how the proposed facility would appear from various locations surrounding the subject property. Regarding the affidavit issue, he explained that NTT DoCoMo, Inc. held an approximately 16 percent interest in AT&T Wireless and that NTT DoCoMo was owned by Nippon Telegraph and Telephone Company, which was in turn owned substantially by the Government of Japan. Mr. Cooke discussed the applicant's search for alternative sites.

Chairman Murphy called the first speaker and recited the rules for public testimony.

Mr. Taisir "Tom" Gharbieh, 3809 Kendale Road, Annandale, spoke about a problem a friend of his had in Fairfax Station with a tower causing interference and expressed his concern about the possibility of electrical or magnetic interference from the proposed facility.

Mr. Stephen Hanson, 7314 Masonville Drive, Annandale, representing the Broyhill Crest Recreation Center, supported the applications. He said it would improve cell phone signals in the area and would be unobtrusive.

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Mr. Leonard Wood, 7109 Murray Lane, Annandale, representing the Broyhill Crest Citizens Association, spoke in support of the applications. He also cited improved cell phone reception as a positive aspect of the proposal.

Ms. Jenny Burke, 3805 Larchmont Drive, Annandale, spoke in favor of the applicant's proposal. She said that locating the facility on the Swim Club property would help preserve the trees in that area.

Mr. Cooke declined Chairman Murphy's offer to make a rebuttal statement.

In response to questions from Commissioner Byers, Mr. Cooke explained that AT&T Wireless operated between 1850 and 1965 megahertz.

In response to questions from Commissioner Hall, Mr. Cooke explained that the revised affidavit had been requested by the County Attorney's Office to clarify the interests of NTT DoCoMo. He added that he had explained the changes in his cover letter to the legal staff of that office, but had not circled the new information on the revised affidavit. Commissioner Hall pointed out that the cover memo from the County Attorney's Office stated that new information was circled when, in fact, it was not. She concluded that it must have been an oversight of the legal staff and suggested that the appropriate personnel be informed to prevent future occurrences.

In response to further questions from Commissioner Hall, Mr. Cooke noted that paragraph 4A of the applicant's justification assured that the proposed operation would not interfere with radio or television broadcasts or other consumer electronics. He added that the Broyhill Crest Swim Club management would be able to contact the applicant if there were maintenance problems.

In response to questions from Commissioner Alcorn, Mr. Cooke explained that Scientech and Tetrattech had been retained to provide specific information and had not represented the applicant at any meetings with County staff or citizens and therefore were not listed on the affidavit.

In response to the comments of the first speaker, Chairman Murphy explained that he represented the Fairfax Station area and had not heard of any complaints about a tower in that area. In response to an inquiry from Chairman Murphy, Mr. Jillson said he had not heard of any reports of interference in that area.

There being no further comments or questions from the Commission and neither Mr. Jillson nor Mr. Burnszynski having closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-M01-16 SATISFIES THE

CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-01-M-038, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 7, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG THE NORTH, EASTERN, AND SOUTHWESTERN PROPERTY BOUNDARIES.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTH, EASTERN AND SOUTHWESTERN PROPERTY BOUNDARIES.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

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SE-01-M-036 - PINECREST SCHOOL INC. - Appl. under Sect. 3-404 of the Zoning Ord. to permit a private school of general education on property located at 4015 Annandale Rd. on approx. 2.0 ac. zoned R-4. Tax Map 60-3((14))2B. MASON DISTRICT. PUBLIC HEARING.

Ms. Meagan Micozzi, a planner with McGuire, Woods, Battle & Boothe, reaffirmed the affidavit dated January 28, 2002. There were no disclosures by Commission members.

Ms. Denise Thomas, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff

recommended denial of the application because the proposal would reduce existing buffers, remove mature vegetation and construct a building that would result in a 120 percent increase in on-site buildings and therefore was too intense for the site and not in harmony with the Comprehensive Plan.

In response to questions from Commissioner Byers, Ms. Thomas confirmed that the application did not meet Special Exception Standards 1, 2, and 3 in Section 9-006 or Additional Standard 1(B) for Private Schools of General Education in Section 9-310 and therefore was not in conformance with the Zoning Ordinance.

In response to questions from Commissioner Smyth, Ms. Kristen Abrahamson, ZED, DPZ, explained that access to the subject property was through an easement along the back of adjoining lots 8 and 9.

Commissioner Hall noted that the Mason District Council had not had an opportunity to review the staff report and that it was her intention to hold tonight's public hearing, but defer decision until March 6, 2002. She asked that the speakers confine their remarks to land use issues.

Ms. Micozzi stated that the application was an exceptional project consisting of an appropriate request to expand an existing private school while providing ample mitigation of all impacts on adjacent properties. She maintained that the proposal met the requirements of the Zoning Ordinance and that staff's recommendation of denial was based on a series of subjective and qualitative conclusions reached on the single issue of density. As examples of the project's compliance, she noted that the Zoning Ordinance required only .3 acres of open space and the applicant was providing 1.34 acres; and that the maximum floor area ratio for the site was .3 and the applicant was providing .14. Ms. Micozzi added that extensive landscaping and improved drainage was proposed. She noted that the applicant concurred with the proposed development conditions and had worked with neighbors to respond to their concerns.

Chairman Murphy called the first listed speaker.

Mr. Louis Widawski, 7201 Quiet Cove, Annandale, representing the Quiet Cove Homeowners Association, said that significant tree cover would be lost during the proposed development and that additional landscaping would not be adequate replacement. He noted that decks on the back of the homes on lots 8 and 9 were only 10 feet from the easement and that additional traffic on the access to the school would have a detrimental impact on those homeowners. He questioned why an almost 7,000 square foot building was needed for only 21 additional students and said that the neighborhood was concerned about night and weekend use of the school's recreational areas. In conclusion, Mr. Widawski supported staff's recommendation for denial.

Mr. Widawski responded to questions from Commissioner Hall regarding the number of students proposed, the land use history of the school, and expected vehicle trips per day; and from Commissioner Koch about an alternate and/or an additional access to the school property from Thornton Street.

In response to questions from Commissioner Smyth, Commissioner Hall said it was her understanding that the maximum number of students requested was not necessarily the number that would be enrolled at all times.

In response to questions from Commissioner Wilson, Ms. Thomas explained that the school was allowed a maximum of 99 students, but only had 89 currently enrolled. She added that the estimated vehicle trips per day was based on the requested maximum of 120 students.

In response to questions from Commissioner Byers, Ms. Thomas explained that the small triangle of land between Thornton Street and the school property was owned by Fairfax County and that the owners association of the condominium development to the south had an agreement with the County for the passive use of that land.

In response to further questions from Commissioner Byers, Ms. Abrahamson confirmed that an access to the school property at that point would be possible, but difficult due to the grade separation.

Mr. Arthur Methvin, 4022 Thornton Court, Annandale, concurred with Mr. Widawski's comments. He questioned the adequacy of the proposed additional landscaping. (A copy of a letter from Mr. Methvin is in the date file.)

Mr. Michael Keefe, 7260 Glen Hollow Court, Unit 3, Annandale, was opposed to any expansion of the school. He cited additional traffic, noise, and pollution as his main concerns.

In response to a question from Commissioner Hall, Mr. Keefe explained that he lived in the PDH-8 zoned area immediately south of the subject property.

In response to a question from Commissioner Byers, Mr. Keefe stated that the entrance to his home was directly opposite Medford Drive.

In response to a question from Commissioner Hall, Ms. Thomas explained that the Quiet Cove subdivision was developed by right.

Ms. Meskerem Solomon, 7200 Quiet Cove, Annandale, expressed her concern about the adverse impact of additional development on stormwater problems in the area.

Mr. Donald Dietz, 7208 Quiet Cove, Annandale, spoke in opposition to the applicant's proposal. He said the school addition was too intense for such a small site. He added that there was no sidewalk along the access road and that parking was inadequate.

Mr. Charles Crowders, 7204 Quiet Cove, Annandale, concurred with Mr. Widawski's remarks. He appreciated the applicant for attempting to work with citizens in the area, but said that its efforts were not enough.

In response to questions from Commissioner Hall, Mr. Crowders said he had not been able to attend all of the Mason District Land Use Committee's meetings regarding this application. Commissioner Hall explained the citizen input process in Mason District and encouraged Mr. Crowders to stay involved. She reiterated that she would be deferring the decision on this application tonight and that there would be an additional meeting of the Mason District Land Use Committee on Tuesday, March 4, 2002.

Ms. Donna Widawski, 7201 Quiet Cove, Annandale, spoke in opposition. She said that expansion of the school would ruin her family's view, destroy their privacy and seriously affect their property values. She maintained that the proposed 5-foot fence and additional landscaping could not replace the mature trees that would be removed for the new facility.

In response to questions from Commissioners Byers and Hall, Ms. Thomas explained that a 100-foot buffer existed on the northern boundary of the subject property prior to the development of the Quiet Cove Subdivision.

In response to questions from Commissioner Hall, Ms. Abrahamson confirmed that if the school property was developed under its current R-4 zoning, no buffer would be required between two like residential uses.

David Kauffman, Esquire, 10625 Jones Street, Fairfax, explained that he had been retained yesterday to represent the Quiet Cove Homeowners Association. He supported the concerns expressed by Quiet Cove residents and invited the applicant's representatives and Commissioner Hall to meet with him, walk the property, and work to resolve outstanding issues.

Mr. Donald Klawiter, Chairman, Board of Directors, Pinecrest School, explained that the requested expansion was needed to accommodate the desires of parents who wished to keep their children at Pinecrest through the fifth grade. He stated that the increase was modest and that Pinecrest would continue to work with neighbors to resolve their concerns. (A statement from Mr. Klawiter is in the date file.)

In response to questions from Commissioner Byers, Mr. Klawiter said that his comment regarding a modest increase was directed at the number of additional students, not the building. He explained that the larger building was needed to include a multi-purpose room as well as additional classrooms.

In response to questions from Commissioner Smyth, Mr. Klawiter explained that, although it was not apparent on the development plan, there was a circulation pattern for dropping off children. He added that the new building would not change that pattern and that there was sufficient room for access by emergency vehicles.

Mr. Douglas Heffner, 3807 Chanel Road, Annandale, parent of two children enrolled at Pinecrest, spoke in support of the application. He stated that the trees that would be removed

for construction of the new building would be replaced by fast-growing species that would quickly provide a visual buffer for adjacent residences. He added that the design of the new building was the best alternative of those considered. (A copy of Mr. Heffner's statement is in the date file.)

In response to questions from Commissioner Byers, Mr. Heffner maintained that there were trees that would grow to significant heights in just a few years. Commissioner Hall commented that drainage problems could affect the growth rate.

Ms. Lyn Goodman, 3807 Moss Brooke Court, Fairfax, distributed packets of letters in support of the application, one of which is in the date file. She urged the Commissioners to read at least the first letter from Dr. Bernie and Bridgette Khoo, both residents of Quiet Cove and parents of a child enrolled at Pinecrest.

Ms. Eileen Nelson, 8914 Lynnhurst Drive, Fairfax, parent of a child enrolled at Pinecrest, stated that the proposed location selected for the new building had been carefully selected to minimize impact on the neighbors. She noted that, even after the expansion, more than 60 percent of the site would still be open space.

In response to questions from Commissioner Hall, Ms. Abrahamson said she could not be sure how much open space would remain if the site was developed under its current R-4 zoning.

Mr. Paul O'Brien, 7611 Long Pine Drive, Springfield, parent of a child enrolled at Pinecrest, stated that the proposed expansion would improve both the school and drainage problems in the area. He added that the additional landscaping would provide sufficient buffer.

In response to questions from Commissioner Wilson, Commissioner Hall explained that Mason District Schools were separated into three categories: elementary school for kindergarten to fifth grade; middle school for sixth, seventh, and eighth grades; and high school for ninth through twelfth grades.

Ms. Deborah Upchurch, 5221 Clifton Street, Alexandria, parent of a child enrolled at Pinecrest, explained how the drop-off procedure took place. She maintained that the traffic impact of the new addition would be minimal.

There being no further speakers, Chairman Murphy called upon Ms. Micozzi for a rebuttal statement.

Ms. Micozzi commented on the problems that would be involved in relocating or adding an access point to Thornton Street. She assured the Commission that drainage issues would be addressed and that the applicant was willing to continue its dialogue with the citizens to address their concerns.

In response to questions from Commissioner Smyth, Ms. Micozzi said some parents used carpools to transport their children to school, but the majority did not. She noted that the proposed development conditions provided for shuttle bus service from an off-site parking area for overflow parking required during special events at the school.

In response to a question from Commissioner Wilson, Ms. Thomas confirmed that the 100-foot buffer originally required on the northern property boundary had been eliminated during the special permit amendment process in 1999.

There being no further comments or questions from the Commission and Ms. Thomas having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON SE-01-M-036 TO A DATE CERTAIN OF MARCH 6, 2002, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon absent from the meeting.

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The meeting was adjourned at 11:00 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: September 10, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission